

MINUTES
PLANNING COMMISSION
MARCH 22, 2011 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Munn, Pritchard, Roper, Steinfeld, Sherrard
Absent: Fitzgerald, Zed, Kane
Staff present: Glemboski, Doolittle

Chairman Sherrard called the meeting to order at 7:02 p.m.

II. APPROVAL OF THE MINUTES OF meeting of January 31, 2011 & February 22, 2011.

MOTION: To approve the minutes of January 31, 2011 as amended.

Motion made by Steinfeld, seconded by Munn. Motion passed unanimously.

MOTION: To approve the minutes of February 22, 2011 as amended.

Motion made by Pritchard, seconded by Roper. Motion passed 4-0-1, with Munn abstaining.

III. PUBLIC COMMUNICATIONS

MOTION: To add “LBI, 973 North Road – Request for Extension” to tonight’s agenda as item #3 under Site Plans

Motion made by Sherrard, seconded by Roper. Motion passed unanimously.

IV. SUBDIVISIONS

1. Crosswinds Subdivision, Phase IV – Acceptance of Public Improvements

Staff noted the memo in last week’s packet from Public Works indicating that the public improvements have been completed and can be accepted by the Town.

MOTION: To accept the public improvements for Crosswinds Subdivision, Phase IV.

Motion made by Roper, seconded by Steinfeld. Motion passed unanimously.

V. SITE PLANS

1. Wal-Mart Expansion Project, 150 Gold Star Highway – Request for extension

Staff has given the Applicant a list of items to address on their original submittal. They are requesting a 65 day extension which will give them time to address these issues.

MOTION: To grant a 65-day extension for processing the application to June 4, 2011 for Wal-Mart Expansion Project, 150 Gold Star Highway

Motion made by Pritchard, seconded by Roper. Motion passed unanimously.

2. New England Cycle Works, 661 Gold Star Highway – Request for extension

Staff noted that the site plan application was submitted at the same time as the special permit application, which needs to be approved first, therefore, the Applicant is requesting a 65 day extension.

MOTION: To grant a 65-day extension for processing the application to June 18, 2011 for New England Cycle Works, 661 Gold Star Highway

Motion made by Munn, seconded by Roper. Motion passed unanimously.

3. LBI, 973 North Road – Request for extension

Staff noted that the site plan application was submitted at the same time as the wetlands permit, which needs to be approved first, therefore, the Applicant is requesting a 65 day extension.

MOTION: To grant a 65-day extension for processing the application to June 18, 2011 for LBI, 973 North Road.

Motion made by Sherrard, seconded by Roper. Motion passed unanimously.

VI. OLD BUSINESS

1. Land Use Regulation Update Project

Staff explained in detail, the information included in this week's packet and tonight's handout, which included preliminary comments and discussion notes. Commissioner Munn discussed his stance on Section 4.1(5) "character of land" and his opinion on noise issues; he stated that he will forward his comments to Staff. The Commission decided to review the material and submit comments and questions to Staff.

VII. NEW BUSINESS

1. Report of Commission

Commissioner Steinfeld clarified some comments he made at the February 22, 2011 meeting regarding the Noank School Reuse Taskforce surveys. Surveys will be sent out to 100% of the population within a bubble around the school and to scattered addresses throughout Noank. No other Town residents will receive surveys in the mail; however they can access them on the Town website. Commissioner Steinfeld pushed for a selective mailing to other

Town residents but, to his disappointment, it was turned down by the committee.

Commissioner Roper attended the Regional Planning Commission meeting last night, however there was no quorum. He noted his unhappiness with the lack of attendance at this Commission and stated that he may be thinking of submitting a formal letter of resignation.

Commissioner Roper handed out the annual report of the Mystic Community Bikes. He noted that members have been meeting with neighboring regions to discuss a coastal bike-pedestrian trail system, still in its infancy.

Commissioner Munn questioned the status of any legal action still pending for Candy Lane. Staff will report at the next meeting.

2. Zoning Commission referrals for April 6, 2011 – 1073 Buddington Road, New England Cycle Works (Special Permit #319), 13 Water Street, 85th Day Restaurant (Special Permit #320)

Staff explained the 13 Water Street, 85th Day Restaurant (Special Permit #320) application. Historic District approval has been obtained. The Commission voiced concerns over parking.

MOTION: The Commission has concerns about the intensification with the ensuing additional parking requirements that need to be addressed

Motion made by Roper, seconded by Steinfeld. Motion passed unanimously.

Staff explained the New England Cycle Works (Special Permit #319) application and the need for a Special Permit for increasing the non-conforming use in the WRPD zone. The Applicant has been working with Groton Utilities regarding stormwater quality for the site. Staff noted that a Wetlands permit has been obtained.

MOTION: The Commission is concerned that the storage and repair capability will negatively impact the WRPD.

Motion made by Pritchard, seconded by Munn. Motion passed unanimously.

3. New Applications - none

VIII. REPORT OF CHAIRMAN

Chairman Sherrard noted that Dave Winkler will be stepping down from the Copp Park Board and the Parks and Recreation Board.

IX. REPORT OF STAFF

Staff noted the letter distributed tonight from Matt Davis to Steve Eckhouse regarding Colonel Ledyard Estates.

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X. ADJOURNMENT

Motion to adjourn at 7:58 p.m. made by Roper, seconded by Steinfeld, so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Katie Doolittle
Office Assistant II